MAY DO, AT 1 O'CLOCK, HAIN OR SHINE,

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BAPID TEANSIT AND CHEAP PARES. Only twenty-even minutes from Grand Central People by the Great Four-Track Hariem R.R.; 60 trains and, Pare sevan and a half cents per ride by monthly like ground, healthy location; cenvenient to Wood-bri Stailon, near Van Cortlandt Park. Protected rings unlagances, and ready for building. NOW IS THE TIME

to buy at suction prices lots that are certain to increase trains, and no property in the suburbs of New York over greaty atvantages to the homesecker and infestor has the lots offered at this sale. TITLE GUARANTEED FREE OF COST to each purchaser; lots sold separately; very easy terms; 60 per cant. may remain on mortgage, or pay-ment in installments if desired; 5 per cent. discount for cash. Sale, rais or shime, test on ground. SEND FOR MAPS

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146 SELECT LOTS, comprising a portion of the

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Sandsome privale residences, no nulsances permitted graded avenues and streets, property carefully devel oped and ready for immediate building.

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All city improvements and conveniences.

are within a few minutes' walk of the lots, and 117 trains daily furnish quick, cheap transit. By the New York and Northern, connecting on same plainform with elevated road, only 21 minutes to 426 st., 33 minutes to 14th et. and 45 minutes to flector at by express trains. Fare, including elevated, nine and one-quarter comis per ride. If New York Central, 21 minutes to 426 st. ALL THESE ADVANTAGES

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Auction Room, 50 to 05 Liberty at, at noon,

17 Choice Plots OVERLOOKING THE HUDSON AT

WASHINGTON HEIGHTS,

NEW YORK CITY, on Northern av. and Overlook Terrace, not north of INIst st., adjoining the James Gorden llennest property and opposite oil to the Washing on Every pint has an innistrated view of the history and standard gas an enter ripes laif, saved the history of the standard gas an enter ripes laif, saved the pint of the standard gas and start of the saved of the

ALSO, SAME TIME AND PLACE, 15 Valuable Lots, WESTCHESTER AND BROOK AVES. 23D WARD,

NEW YORK CORTY. Two-story frame store and dwelling on one lot; only two lineas from L station at Diax, and 140th at; accuracy paved and sewered; all repretately valuable for business or investment, all of above pious and interval, the solid separately. 60 per cettle may remain on meetings, Titles guaranteed free of cettle purchasers. Send for maps to

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WEDNESDAY, MAY 25, 91 LOTS

knewn as the DUNCAN-VARIAN PROPERTY, 5 min-lies walk east of Harlem Railroad rapid transit size WILLIAMSBRIDGE,

Mjoining the Twenty-fourth ward, New York city. For beme siles or for investment these lots are unequalted, being splendfdly located on birth ground, in the very entire of an accessible, prosperous, rapidly growing and self-supporting neighborhood, benefited now by Faded avenues and streets, flagged aidwards, street amps, water supply, and numerous other city convenience. Electric street lights and electric street railway now contracted for.

CHEAP AND QUICK TRANSIT a furnished by the great four-track Harlem Railroad; flaty-five trains daily: 20 minutes to \$2d st.; fare 7!, cuts by mouthly ticket. Station only 5 minutes' waik from these jots.

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POOLISH PROPLE PAT HIGH PRICES AT PRIVATE SALE. WISE MEN AND WOMEN BUY AT AUCTION.

CHOICE LOTS HICHWOOD, N. J.,

SO MINUTES OUT, ON DECORATION DAY.

TWO CORNER LOTS AND EIGHT PRIZE LOTS GIVEN AWAY TO THE BUYERS AT THE SALE. WRITE TO W. E. TAYLOR, Auctioneer, HACKENBACK, N. J.,

CALL AT J. S. COWARD'S, 270 GREENWICH ST., NEW YORK CITY.

Rent Estate at Austion.

RICHARD V. HARNETT & CO.,

of the Beal Estate Exchange, 50 to 65 Liberty St., at 11 MONDAY, June 6, 444 CHEAP LOTS LINCOLN

Opposite Mount Vernon, and near the Mount Vernon Station on the Mariem B. E. Rapid Transit.

SALE. ABSOLUTE

ADVANTAGES: These lots are elegantly situated on high and dry ground in the most leasiby part of Yonkers, command-og a fine view of the city of Mount Vernon, as the lirect line of the wonderful northward growth of New Jork city and the Rapid Transit, within easy walking sistance of station and 28 minutes from Grand Central

INCREASING LOCATION. The property is adjacent to "Sherwood Hill," where property has rapidly advanced the past year, and upor which have been erected a number of very handsome

residences.
This certainly offers an exceptional opportunity to suburban home seekers and small investors to secure proceety in a neighborhood where valuation is rapidly acreasing. LOTS SOLD SEPARATELY.

TITLES QUARANTEED Titles and policy of insurance guaranteed by the Lawyers Title Insurance Company of New York free of cost to purchaser. TERMS OF SALE,

SIXTY PER CENT. may remain on bond and mort rage for three years at 5 per cent., or payable in install nents if desired. **Examination of the Property**

solicited, which will demonstrate its value as an is FREE RAILROAD PASSES. maps, and further information from WALTER FOX. Esq., Attorney, 171 Broadway, or the Auctioneer, 71 and 73 Liberty st.



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MOHEGAN PARK. TUCKAROE STATION.

4th WARD, YONKERS,

Tickets Aiready Issued Will Be Good.

For Tickets and Maps apply to JERE, JOHNSON, Jr., 60 Liberty st., New York, or 189 Montague st., Brook-lyn; at the office of Mohegan Park, room 57, 3 Broad st. (tharles A. Seymour, 5th av. and 42d st.; Porter & Co., 211 West 125th st., New York city, or James S. Fitch, Yonkers, N. Y., OR BETWEEN 11:30 A. M. AND 12:80 P. M. AT MY AGENTS IN THE GRAND CEN

PETER F. MEYER, Auctioneer. EXECUTORS' SALE. Valuable improved property.

ADRIAN II. MULLER & SON
WILL SELL AT AUCTION ON

TRAL DEPOT.

Thursday, May 26, 1892, at 12 o'clock, at the Real Fatate Exchange, 59 Liberty BY ORDER OF THE EXECUTORS of the Estate of ELIZABETH FOGG, Deconsed,

The following described property, viz.:
The 5-story English basement brown-stone front dwelling, with lot. ing, with lot.

NO. 359 FIFTH AVENUE,
between 84th and 85th Mirects,
desirable for dwelling or business purposes.
The 2-story brick stable and lot

NO. 58 EAST 350 STREET, between Madison and 4th Avenues. The elegant 45-foot front 3-story basement and French roof brown atoms dwelling, lot 125 feet deep, NO. 657 FIFTH AVENUE, Northeast Corner of 67th Street, Overlook ing Central Park. The house is hardwood finished and handsomely decorated contains all modern improvements, and hardwork handsomely ALSO THE TWO LOTS ADJOINING ON AVENUE, BEING 55,5×125 FEET.

A residence and 3% acres of laud ON BROADWAY, IRVINGTON-ON-HUDHON. Surrounded by Elegant Country Seats.

50 per cent. may remain on Bond and
Mortgage at 5 per cent. For maps and further particulars apply to J. HAMP DEN DOUGHERTY, Esq. 7 Nassau street, and at Auctioneers' Office, 1 Pine street.

W. W. FOGG, AUCTIONEER.

ARDSLEY The balance of 150 choice lots, belonging to Cyrus P. lones & Co., at this station, will be sold at public auditor, on the premises, on

SATURDAY, MAY 28, 1892,

2:00 F. M. A special train will leave 155th at. 4nd sav. at 2 F. M. sharp on that date. These are the at favorably known lots on the line of the 6th or 9th 11.7 and New York and Northern Road, Farete ctor at. 12c.; time, 60 minutes; 500 lots already sold. The control of the first of the favorable for the favorable fo

JAMES L. WELLS, AUCTIONEER ill sell at auction at the Real Estate Exchange as uction Room, he to us Liberty et., at noon,

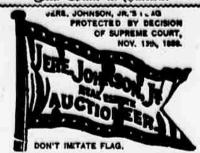
MOUNT VERNON.

tchester county, N. Y. being the well-known Asv (seorge property. Horse cars to both railroad
non pass tile fors. Poblic school adjoins the prop60 per cent, may remain on mortgage. Tile
antied, Send for mans to Fish Brothers. Real
ts. 30 Kast 23d st. or to
AMES 1. WELLS. AUCTIONEER,
60 LIBERTY ST. JERE, JOHNSON, J. H., Auctioneer, AUCTION SALE MAY TO AT THE HEAL ESTATE EXCHANGE, OR LIBERTY ST. AT 1 O'CLOCK.

SEASIDE VILLA LOTS AND PLOTS.
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SITUATED AT LAWRENCE BRACH.
SETWIEN FAR ROCKAWAY AND LONG BEACH.
ADDINING LAWRENCE AND CEDARHURST.
"The Cheet family beach in America."

LAWRENCE BEACH as THE sesside resort, free from objectionable and having attractions in surf and still water excellent carriage roads, beautiful surround-destration teighbors, not found at any other sections of the surround. MEAJ. W. BITCHCOCK, 14 Chambers St. New York

Ment Spinte at Auction.



GRAND BARBECUE AUCTION

DECORATION DAY, MONDAY, MAY 30.

ON COTIL CIST, 62D, AND 68D STS., AND 16TH,

17TH, AND 18TH AVR. mear Blythebourne and opposite the Lands of the WEST BROOKLYN IMPROVEMENT CO. IMEPIRING NATIONAL MUSIC BY THE TWENTY. THIRD REGIMENT BAND.

Mammoth Barbecue at 1 o'clock. FREE EXCURSION.

The Brooklyn, Bath and West End Railread, with sta-tions right by the property, runs to the Union Depot. 36th at. and 5th av., where it connects with the 5th av. elevated. Time from the Bridge, 36 minutes. Will soon begin running through the great cut to 39th at. ferry, the best equipped ferry from New York. Pare on railroad, 5 cents. One of the most expensive school houses on Long Island coutside of Brooklyn) is within dive minutes' walk. Property in the midst of within five minutes wait. Property in the dwellings.
Lots may be paid for in monthly installments, or a discount will be allowed for all cash. Titles insured.
Additional information and free passes from JERE, JOHNON, Jr., 60 Liberty st., New York, and 189 and 191 Montague st., Brooklyn.

JAMES L. WELLS, Auctioneer, sell at auction at the Real Estate Exchange, 59 to 65 Liberty st.,

15 LOTS,

THURSDAY, May 26, noon,

FOX ESTATE.

284 Ward, New York City. Roulevard to Hoe st., south side of Home

st., 7 lots. Hoe st., west side, 100 feet north of 167th, 8 lots. Title guaranteed; one-half cash. Send for maps o James L. Wells, Auctioneer, 59 Liberty st. Menl Estate for Sale-Citu.

Guaranteed for 10 Years.

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Bighteen-foot dwelling, 145th st., mear St. Nicholas av., \$12,500. Great bargain! HAYDEN & CO. 880 West 145th St. A SPLEMDID INVESTMENT.—Two five-story, donble-fist houses. 503863100; W2d st., near Lexington av.; well resuled; can be bought very low. BOGDEN & CLARK, 2444th av. and 11 Pine st. A BARGAIN.—For sale, five-story stores and dwall-ings, 26.3x55x100, on 8th av., near 180th at. Ad-dress B., box 1,811 P. O., N. Y. CORNER 1st av. and 28th st.—5-story, full-size, well-rented; \$2,520; great bargain; call at once.
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A VERY FINE four-story house to rent, modern in style, every convenience, \$1,800 a year; will make inversing duction for summer months. 17 Fast Olat at 9TH WARD.-Well located brick house, 10 1.0.118, all improvements; rent \$55. Suburban Menl Estate.

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NOTICE.

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I will contract to build your house in the suburbs of the city, plans and pictures free of charge drawn to your satisfaction. I build solid and handsome houses for less money than you can have them built elsewhere. Don't fail to allow me to give you an estimate. BUILDING INVESTMENTS.

W. S. ELY.

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A TEST ADVERTISEMENT. Bring this with you and I will sell you a FULL ACRE of land in a celebrated health locality and summer re-sort for \$15.00. Good only Monday, Tuesday, and Wed-needay of this week. H. A. FREEMAN, 1,162 Broadway, near 27th st., New York. TOR SALE—Lots: great chance for builders and specifications at Woodhaven Park L. J.: first-class jots in the centire of Woodhaven 2.0x100, gas and water; price \$5400 and upward; easy terms; 200 small contagues can be renired or sold on account of the great enlargement of the Latance & Brossean Manufacturing Company, which together will employ I 600 worknen Inquire at the real estate office, Woodhaven station, and of Y AUDKWARK, \$45 state at, Brooklyn; Y Grosjean, owner.

Figure Meat Entate Exchange. 177 and 179 Broadway. Property in 100 localities for sale, rent, and exchange. QUOGUE, L. I. (of ages to Rest. MENRY W. HALLUCK, Rest Estate Agt.

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Again, all our properties are well and lastingly im-proved, are in valuable locations, and each has a pro-ent marketable value. They are as follows:

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We also sell lots for 10 per cent, down and balance in thirty-six monthly installments, and for cash less 10 per cent, discount. Call for primers, maps, and price lists, or mail us your name and address and we will forward them. If requested, our salesman, E. W. Ebbets, will call and ex-plain more fully. Free tickets furnished to all bona-fide

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HOUSEN, STOREN and BUSINESS blocks going up as if by maric.

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Enormous profits being realized on small investments.

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1.162 Broadway, near 27th st., New York.

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Find VILLAGE RESIDENCE and 22 acres admirably
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A acres, 15 in wood, balance of farm under high state of cultivation: can keep to come as a sell hay: milk seid in Booton; can keep to come as a sell hay: milk seid in Booton; can be to be sell fair red hay: 12 head; herse barn, 80x40, has 4 common and 2 box stalls; delightful location; dne views in every direction; one mile from large town; high school, railroad station, and splendid markets; 36 000 GEO, W. DOANE & CO., 200 Groadway, New York.

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THE JERSEY CITY election has broken the political ring that controlled the city. RESULT, prices of real estate advancing.

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Tork, new detanned broom house; all improvements; prices \$3,200, \$2,500, and \$2,000 iterms \$0.00
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IT OFFERS TWO CLASSES OF CERTIFICATES, Class No. 1 Pays from \$5,00 to \$15,00 per week in Case of Sickness or Accedant. It Pave from 2000.00 to 21.000.00 in 7 years. Class No. 2 Pays from 2500.00 to 25,000,00 at Death, and from 2550.00 to BS. 500.00 In case of Total Disability.

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Terms \$10.00 cash, balance \$1.00 weekly; 10 per cent, discount for all cash. Lots within one block of the Railrond Depot and opposite the famous Hotel Netherwood, Special train via Central Railrond, foot of Liberty st., N. Y., will start at 11 o'clock on Monday, May 50 (Decoration Eay), Come and see what we offer, Maps and free Railrond Tickets (for our special train) will be furnished on application.

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PLOTS 25x160 FEET EACH, FROM \$50 APIECE UP, PAYABLE IN WEEKLY INSTALLMENTS OF 50c. AND UPWARD, BEAUTIFUL VIEWS, A NATURAL

Demorest on the Hill-Tops constitutes a magnificent plateau, and is the highest ground on the Pennsylvania R. R. between New York and Philadelphia. Close to a R. R. station on both sides of the property. Incompara-ble surroundings. Overlowks Rahway, with its im-mense manufacturing interests.

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Additional 10 per cent, off for all cash.

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of New York merchants?

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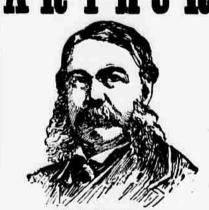
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